



**17 Avondale Close, Whitstable, CT5 3QA**  
**Guide price £380,000**

 3  1  1  C

No Onward Chain - Click on Virtual Tour to Explore the House in More Detail.

A well proportioned detached bungalow requiring some modernisation and with potential to extend (stpp), located in a quiet cul de sac backing rural land.

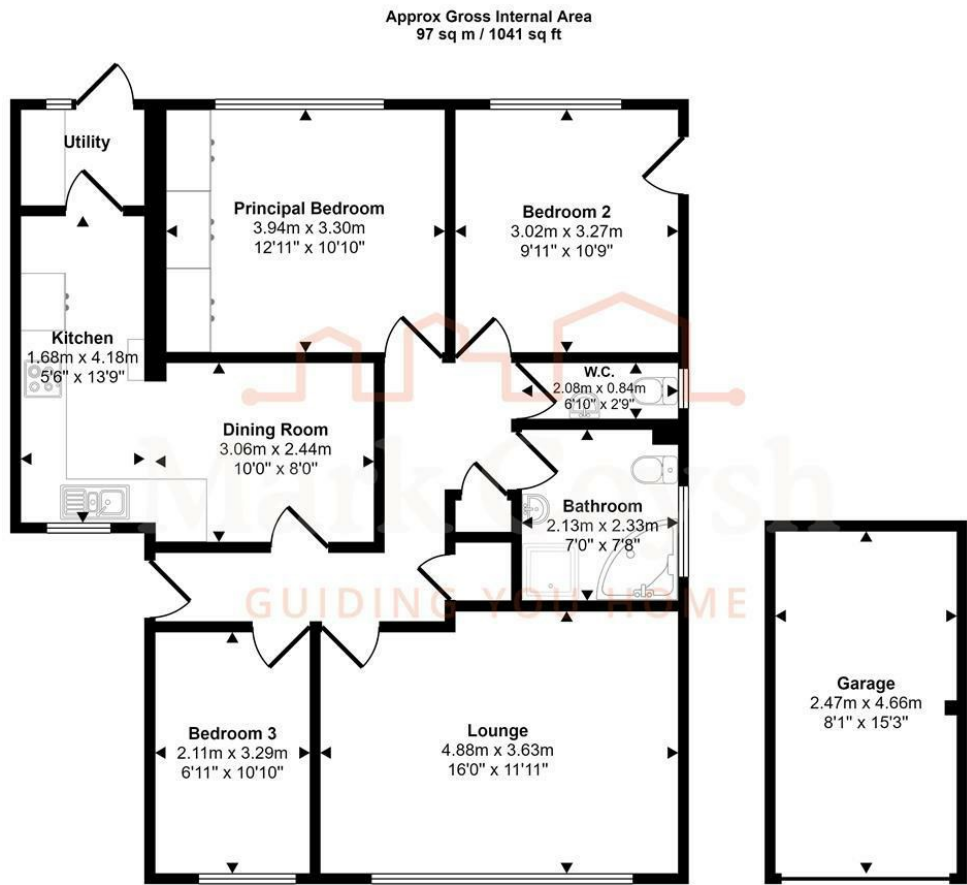
The current footprint details an L shaped hallway with fitted storage and airing cupboards, a kitchen/dining room with separate utility area, three good size bedrooms, bathroom with natural light, separate toilet and a generous reception room. There is also access to a large loft space.

To the rear there is a wraparound garden with side access to the front of the dwelling, where lies a detached garage and a driveway with copious off street parking.

Whitstable is a historic county of Kent and is situated east of the Isle of Sheppey on the River Thames estuary shore, about 4 miles (6 km) west of Herne Bay. From the bungalow there are handy bus and road links to Whitstable Harbour Town and the City of Canterbury is also close by. Local shopping facilities are available at a local major brand superstore and Whitstable mainline railway station is within comfortable reach.



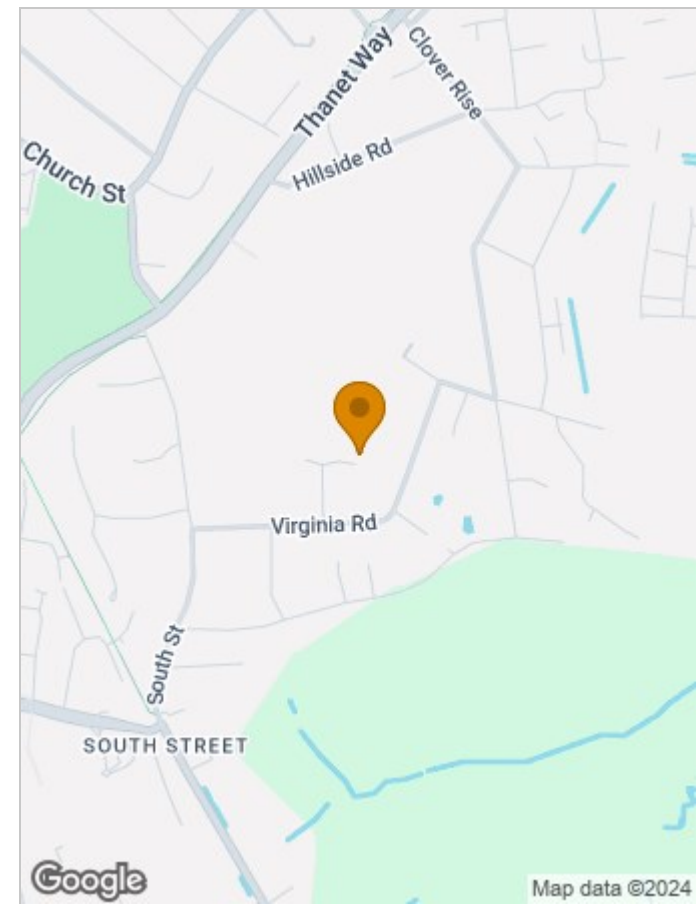




**Floorplan**  
Approx 85 sq m / 917 sq ft

**Garage**  
Approx 12 sq m / 124 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.